

## **DRAFT MEETING MINUTES CITY OF MILPITAS**

**Minutes of:** Regular Meeting of the Milpitas Redevelopment Agency  
(Including Joint Meeting with the City Council)

**Date:** Tuesday, August 7, 2007

**Time:** 7:00 PM

**Location:** Milpitas City Hall Council Chambers, 455 E. Calaveras Blvd.

---

### **JOINT REDEVELOPMENT AGENCY AND CITY COUNCIL MEETING**

- RA1. CALL TO ORDER** Mayor/Agency Chairman Esteves called to order the regular meeting of the Milpitas Redevelopment Agency, meeting jointly with the City Council, at 10:04 PM.
- RA2. ROLL CALL** **PRESENT:** Mayor/Chair Esteves, Vice Mayor/Vice Chair Livengood and Agency/Councilmembers Giordano, Gomez and Polanski
- ABSENT:** None
- RA 3. MEETING MINUTES** Motion: approve the Redevelopment Agency minutes of June 19, 2007, including joint meeting with the City Council, as submitted
- Motion/Second: Agency/Councilmember Polanski / Vice Chair/Vice Mayor Livengood
- Motion carried by a vote of: AYES: 5  
NOES: 0
- RA 4. Approve Agenda and Consent Calendar** Motion: approve the agenda and Agency consent calendar (items with asterisk\*)
- Motion/Second: Agency/Councilmember Polanski / Vice Chair/Vice Mayor Livengood
- Motion carried by a vote of: AYES: 5  
NOES: 0
- Mayor Esteves noted he would abstain from voting on RA No. 7 item because he sat on the board of the Housing Trust Fund of Santa Clara County.
- RA 5. Progress Report on new Library and Parking Garage** City Engineer Greg Armendariz introduced Special Projects Manager Steve Erickson who would fulfill the role previously held by Mark Rogge, who left the city for a position with the City of Sunnyvale. Mr. Erickson was supported by Daryl Witbeck of CSI, the construction manager contracted.
- Mr. Erickson addressed the Council/Agency, reporting that hr had been manager of parking garage construction project, now coming to conclusion. He was quite ready to proceed to the new Library construction at this point. He then reviewed costs for the library budget which were on track, with only two change orders to date (only 5% of contingency used). A Steel Topping & Beam signing ceremony would take place on August 13, 2007 at 11:30 AM at the office parking lot at 82 N. Main St.
- Mayor Esteves remarked that the Library Subcommittee agreed with holding only a very simple Topping Off ceremony, with no party or barbecue. He was ready to sign the beam, have photo taken and allow construction to proceed.
- Councilmember Polanski asked whether staff was going to the Library Commission and

current Library staff to review the furniture and supplies for the new building, and staff replied yes.

Councilmember Gomez reminded staff that the Telecommunications Commission remained interested in the technology plan for the library.

Staff reported that they were on schedule for library construction and displayed showed some photos of ongoing work at the site.

Next was reviewed the Parking Garage expenses and budget, with current spending on track. Only 27% of spending allotted for contingency change orders was spent, while the project was more than 90% complete.

Vice Mayor Livengood asked about the plan to keep the garage in good clean shape prior to the library opening. Mr. Erickson responded that staff was on site regularly viewing. Mr. Livengood suggested a formal letter to do so, and get sign off from SJ Amoroso.

On the N. Main St Streetscape project, it was well within budget, with only three small change orders to date.

Mayor Esteves was pleased the City was working with businesses. He wondered if there was any feedback and Greg Armendariz responded that the City was working on a newsletter for continual information and update to businesses in the area.

Motion: receive staff report on library and parking garage

Motion/Second: Agency/Councilmember Gomez / Vice Chair/Vice Mayor Polanski

Motion carried by a vote of: AYES: 5  
NOES: 0

**\* RA 6.** Investment Portfolio  
Status Report as of June 30

Received the City of Milpitas investment report for the quarter ended June 30, 2007.

**\* RA 7.** Funding for Housing  
Trust Fund of Santa Clara  
County

Approved budget appropriation of \$150,000 in the Housing Reserve Funds for payment to the Housing Trust Fund of Santa Clara County, and adopted Resolution No. RA 292 demonstrating a compelling need to prefer Milpitas residents and workers for housing units using Housing Reserve Funds contributed to the Housing Trust Fund of Santa Clara County.

Motion carried by a vote of: AYES: 4  
NOES: 0  
ABSTAIN: 1 (Esteves)

**\* RA 8.** Amend Agreement  
with DR Horton for Centria  
Condominiums

Adopted Redevelopment Agency Resolution No. RA 293 amending the Owner Participation Agreement with DR Horton to change the housing unit type and mix for the West Building of the Centria Project.

**\* RA 9.** Certificate of  
Completion for Certain Units at  
KB Home's Terra Serena  
Project

Authorize the Agency Executive Director to execute the Certificate of Completion, pertaining to certain residential units (described on the Certificate of Completion document), for KB Home Terra Serena Project No. 3160, subject to approval of the City Attorney as to form.

**RA 10.** ADJOURNMENT

Mayor/Chair Esteves adjourned the Redevelopment Agency meeting at 10:20 PM.

**Respectfully submitted by**

**Mary Lavelle, Agency Secretary**